

## NOTICE OF FORECLOSURE SALE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**1. Property to Be Sold.** The property to be sold is described as follows: LAND SITUATED IN THE CITY OF LOVELADY IN THE COUNTY OF HOUSTON IN THE STATE OF TX

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN HOUSTON COUNTY, TEXAS, OUT OF THE J.J. THOMAS SURVEY, ABSTRACT NO. 84 AND BEING ALL THAT CERTAIN CALLED 1/2 ACRE TRACT CONVEYED TO RITA YOUNG IN DOCUMENT # 1201200 OF THE IMAGE RECORDS OF HOUSTON COUNTY TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH IRON PIN FOUND, ON THE SOUTH RIGHT-OF-WAY LINE OF FM 1280 (80 FEET ROW) FOR THE NORTHWEST CORNER OF THE AFORESAID REFERRED TO YOUNG 1/2 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1/2 ACRE TRACT CONVEYED TO THE CENTER GROVE COMMUNITY COUNCIL IN THE DOCUMENT RECORDED IN VOLUME 571 ON PAGE 265 OF THE DEED RECORDS OF THE SAID COUNTY:

THENCE, ALONG THE NORTH BOUNDARY LINE OF THE SAID 1/2 ACRE TRACT AND ALONG THE SAID ROW LINE, SOUTH 83 DEGREES 10 MINUTES 38 SECONDS EAST AT 137.87 FEET THE NORTHEAST CORNER OF THE SAID YOUNG 1/2 ACRE TRACT AND THE 6TH CORNER OF A CALLED 26.477 ACRE TRACT CONVEYED TO GUY N. MIDDLETON IN THE DOCUMENT RECORDED IN VOLUME 996 ON PAGE 567 OF THE OFFICIAL RECORDS OF THE SAID COUNTY, FROM WHICH A CHAIN LINK FENCE POST FOR REFERENCE BEARS SOUTH 06 DEGREES 17 MINUTES WEST 1.4 FEET;

THENCE, ALONG THE COMMON BOUNDARY LINES OF THE SAID YOUNG 1/2 ACRE TRACT AND THE SAID 26.477 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 06 DEGREES 17 MINUTES 37 SECONDS WEST AT 150.05 FEET A 1/2 INCH IRON PIN FOUND FOR THE SOUTHEAST CORNER OF THE SAID YOUNG 1/2 ACRE TRACT AND AN ELL CORNER OF THE SAID 26.477 ACRE TRACT;
- 2) NORTH 83 DEGREES 07 MINUTES 58 SECONDS WEST AT 138.03 FEET THE SOUTHWEST CORNER OF THE SAID YOUNG 1/2 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID THE CENTER GROVE COMMUNITY COUNCIL 1/2 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID THE CENTER GROVE COMMUNITY COUNCIL 1/2 ACRE TRACT, FROM WHICH A CHAIN LINK FENCE POST FOR REFERENCE BEARS SOUTH 07 DEGREES 53 MINUTES EAST 7.4 FEET;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID YOUNG 1/2 ACRE TRACT, NORTH 06 DEGREES 21 MINUTES 19 SECONDS EAST AT 149.94 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.475 ACRE OF LAND, MORE OR LESS.

THE BEARINGS FOR THIS TRACT ARE BASED ON THE 5TH BOUNDARY LINE OF THE SAID 26.477 ACRE TRACT (NORTH 6 DEGREES 17 MINUTES 37 SECONDS EAST).

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/21/2016 and recorded in Document 1602119 real property records of Houston County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 06/07/2022

Time: 01:00 PM

Place: Houston County, Texas at the following location: AT THE EASTSIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS INCLEMENT WEATHER, THEN THE FIRST FLOOR LOBBY OF THE HOUSTON COUNTY COURTHOUSE, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by RITA YOUNG, provides that it secures the payment of the indebtedness in the original principal amount of \$225,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.



6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am Sharon St Pierre whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on March 24, 2022 I filed this Notice of Foreclosure Sale at the office of the Houston County Clerk and caused it to be posted at the location directed by the Houston County Commissioners Court.

*Sharon St Pierre*